

City of Miami Gardens



Land Development Code

ARTICLE XVII. SIGN REGULATIONS.

ADOPTED FEBRUARY 13, 2008

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Section 17-10. Title.

This Article shall be known as the "Sign Code of City of Miami Gardens" or Article XVII, Sign Regulations.

Section 17-20. General Principles.

The City of Miami Gardens is located in Miami-Dade County with major transportation thoroughfares including the Palmetto Expressway, N.W. 27th Avenue, and N.W 2nd Avenue (State Road 441). These three corridors are the emphasis for development and redevelopment in the City's Comprehensive Development Master Plan's Future Land Use Plan (CDMP). Consistent with the CDMP, the Sign Code further emphasizes these corridors and other major thoroughfares in the implementation of development regulations. The standards set forth herein establish criteria for each type of transportation corridor, tied to roadway classification. This provides a more consistent approach to implementation of the code, as opposed to following zoning district boundaries.

Section 17-30. Purpose and Intent.

- (A) These sign regulations and requirements are the minimum requirements to promote the public health, safety, comfort, good order, appearance, morals and general welfare, and to protect the character of residential, business and industrial areas throughout the City, and to conserve the taxable value of land and buildings and to protect the character and maintain the stability of residential, business, and industrial areas within the city and to promote the orderly and beneficial development of such areas. The display of signs should be appropriate to the land, building or use they identify and be adequate, but not excessive, for the intended purpose of identification or advertisement.
- (B) Unless otherwise prescribed herein, signs placed on land or on a building for the purpose of message display, identification or for advertising a use conducted thereon or therein shall be deemed to be accessory and incidental to subject land, building or use. With respect to signs advertising business uses, these regulations are specifically intended to avoid excessive competition and clutter among sign displays in the demand for public attention.

Section 17-40. Definitions, sign.

For the purposes of this Article a sign shall mean any display of characters, letters, logos, illustrations, figurines, costumed form, whether human or not, or any ornamentation designed or intended, or used as an advertisement or announcement, that directs attention to a particular product, commodity, or business enterprise, or to indicate direction. Use of merchandise, products, vehicles, equipment, inflated balloons, lighting, or the like as an attention attractor or advertising device, with or without a printed or written message or advertisement, shall also be considered a sign.

Section 17-50. Sign Permit Required.

It shall be unlawful for any person to install, alter, erect, construct, post, paint, maintain, or relocate, within the municipal limits of the City of Miami Gardens any sign, unless otherwise exempt by this Article, without first having obtained a permit from the City, and/or have a valid permit for said work. Said permit shall be issued by the Administrative Official only after determination has been made that full compliance with all conditions of this Article have been met and complied with. Before any permit is issued, an application for such permit shall be filed on a form approved by the City with the established fee.

The approval of a sign permit may require compliance with the Florida Building Code, and/or other provisions of this Article. Signs required to comply with the Florida Building Code shall be filed as a building permit under the City's established building permit process and procedures.

(A) *Permit Duration and Extension.*

- (1) Except for permits issued as part of a building permit which shall have duration in conformity with the Florida Building Code, or as such other duration criteria as may be otherwise set forth in this Article, sign permits shall expire within ninety (90) days from date of issuance.
- (2) If a sign permit shall expire, a new sign permit with established fee(s) shall be required prior to any sign being installed, altered, erected, constructed, posted, painted, maintained, or relocated.
- (3) The Administrative Official may extend such permit for up to a ninety (90) day period with just cause and reason being provided by the applicant.
- (4) Petition for extension shall be filed with the Administrative Official on a form approved by the City with the established fee for the extension request. If a petition for extension is filed more than fifteen (15) days prior to the expiration of the permit and if the extension is granted, the applicable sign permit fee shall not be required.

(B) *Submittal Information.* In addition to all customary and required submittal information required for permitting, permit applications involving signs shall, at minimum, include:

- (1) A drawing of the subject site showing the proposed sign location and distance from property lines and from other signs on the site and adjacent properties;
- (2) A dimensioned elevation drawing showing the sign area calculations, proposed sign area, stress/wind load levels, and proposed illumination; and
- (3) All other information as may be necessary to fully advise and acquaint the issuing department to determine compliance within this Article, the Florida Building Code, and other applicable codes adopted by the City.

(C) *Identification of Permit Holder Required.* Each sign requiring a permit shall have affixed on each sign the permit number of which the sign was installed, erected, or mounted under, and the sign owner's name and address. For signs not reasonably visible from ground level, such information shall be kept readily available for inspection by the sign owner.

(D) *Permitted and Prohibited Signs, General Statement.* Signs that are specifically identified, defined, listed and/or otherwise authorized by this Article shall be permitted as set forth herein. Signs that are not specifically defined, identified, listed and/or otherwise authorized shall be prohibited.

(E) *Compliance with Codes.* All signs shall conform to the requirements of the building, electrical, and other applicable technical codes, except as may be otherwise provided herein.

(F) *Advertising Conflicting with Zoning Rules.* No sign shall be erected or used to advertise any use or matter which would conflict with the regulations for the district in which it is located or be in conflict with the use permitted under the Certificate of Use or Occupancy for the property.

(G) *Qualification and Certification of Erector.* Where the erection of any sign requires compliance with any Miami-Dade County technical code, the erector of the sign shall qualify with the respective examining board.

(H) *Fees Required.* No sign, where a sign permit is required with established fee(s) shall be installed, altered, erected, constructed, posted, painted, maintained, or relocated, unless the required permit fees are paid.

- (I) *Responsibility for Sign.* The owner and/or tenant of the premises, and the owner and/or erector or benefactor of the sign shall be held responsible for any violation of this Article; provided, however, that when the sign has been erected in accordance with this chapter, the sign company shall be relieved of further responsibility after final approval of the sign.
- (J) *Inspection.* No sign shall be approved for use, unless the same shall have been inspected by the Department issuing the permit, and no sign shall be erected or used unless it complies with all the requirements of this chapter and applicable technical codes. The holder of a permit for a sign shall request inspections of a sign as follows:
 - (1) Foundation inspection shall include method of fastening to building or other approved structure.
 - (2) Shop inspection shall include electrical and/or structural where indicated on the permit and/or approved plan.
 - (3) Final Inspection shall include structural framing, electrical work identification of permit number and erector of sign, etc.
 - (4) Additional inspections may be specified on the permit and/or approved plans.
- (K) *Maintenance.* Every sign, together with its framework, braces, angles, or other supports, shall be well-maintained in appearance and in a good and safe condition, properly secured, supported and braced and able to withstand wind pressures as required by the Florida Building Code or any other regulatory code or ordinance in effect within City limits.
 - (1) In the event that a wall sign is removed, all anchor holes shall be filled and covered in a manner that renders the anchor holes non-discernable with the wall within sixty (60) days of the removal of such sign.
 - (2) All lights and luminous tubes illuminating a sign shall be maintained in working condition. All replacement bulbs and lenses shall be of the same wattage and color as the light it is replacing unless a change is required to meet existing Code requirements.
 - (3) All landscaping required and provided with monument signs shall be properly maintained in appearance and good safe conditions.
 - (4) Abandoned signs shall be removed within ninety (90) continuous days of being abandoned, or all copy shall be removed with a blank sign face; or shall be appropriately be covered shielded in a professional manner, no sign face shall be allowed to be open or otherwise incomplete so as to appear abandoned or in disrepair.

Section 17-60. Signs Permitted Without Sign Permit.

The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, other provisions of this Article, or other applicable technical codes.

- (A) *Signs Exempt from Permit Requirements.* The following signs may be installed, altered, erected, constructed, posted, painted, maintained, or relocated, without a permit from the City or payment of a sign permit fee:
 - (1) Traffic control and parking signs. Traffic control and parking signs required by law, and/or safety design standards.
 - (2) Authorized signs in rights-of-way. Signs installed in the rights-of-way by authorized authorities as may be required by law or permitted otherwise.
 - (3) Public safety and information signs. Signs installed on the property that are required by law for public safety or information purposes.

- (4) Nameplate signs. Nameplate signs installed on residential property not exceeding 2 square feet.
- (5) Safety, caution or no trespassing signs. Signs that are installed on the property for the purpose of indicating a safety, caution, or no trespassing, or other similar type message. Such signs shall not exceed two (2) square feet in size, and may be posted on the building, fence or structure on the property at eye level and may not serve any advertising purpose.
- (6) Memorial signs. Memorial signs erected by duly authorized public authorities and in compliance with provisions set forth in this Article.
- (7) Utility company signs. Signs erected by utility companies not exceeding two (2) square feet, serving no advertising purpose.
- (8) Signs within enclosed buildings. Signs within enclosed buildings or structures which are so located that they are not intended to be visible from public or private streets or adjacent properties providing said signs do not pose a hazardous or health risk.
- (9) Temporary holiday signage. Temporary holiday signage provided said signage and decorations carry no advertising matter and further provided that such signage is not installed more than sixty (60) days for a single holiday and is removed within seven (7) days after the holiday ends.
- (10) Special event signs. Special event signs approved by the city for a city sponsored or approved special event.
- (11) Flags. Flags, subject to compliance with provisions set forth in this Article.
- (12) Real estate signs. Real estate signs for residential uses, subject to compliance with provisions set forth in this Article.
- (13) Political campaign signs. Political campaign signs, subject to compliance with provisions set forth in this Article.
- (14) Spot/Search light signs. Spot light signs, subject to compliance with provisions set forth in this Article.
- (15) Changeable copy signs. Changeable copy signs manual and automated, subject to compliance with the provisions set forth in this Article.
- (16) Change of window sign copy. Change of window sign copy provided such copy is in compliance with the approved sign window plan and/or sign plan subject to compliance with provisions set forth in this Article.

Section 17-70. Sign Plan Required.

- (A) *Purpose.* The purpose of a Sign Plan is to encourage diversity, creativity, uniformity of all signs for more aesthetically pleasing development. Signage shall be in compliance with an approved Sign Plan. Owners, or their authorized designee shall submit a proposed Sign Plan in an application form approved by the City, with established fees, to the Administrative Official.
 - (1) *Approval Required.* Unless otherwise provided in this Article, approval of a Sign Plan by the City shall be required prior to the issuance of a sign permit to install, alter, erect, construct, post, paint, maintain, or relocate any sign.
 - (2) *Sign Plan Inclusions.* The Sign Plan shall include all signs to be installed within the property, including any out parcels to be and/or developed sharing common driveways and parking, and shall indicate, but not limited to, the following:
 - A. Location/placement of all monument, freestanding directional/information, and wall signs, window signs, including but not limited, to setback dimensions from property lines, spacing, etc.

- B. Size of each sign, indicating, but not limited to sign area, height, dimensions, area of changeable copy.
 - C. Sign copy for each sign, including but not limited to logos, trademarks etc.
 - D. Type of sign, including, but not limited to the type of lettering i.e. channel letters or cabinet style, color, materials, changeable copy area, etc.
 - E. Type and manner of illumination.
 - F. Landscape plan indicating plant material and ground cover.
- (3) *Sign Plan Criteria.* In reviewing the sign plan the Administrative Official shall determine if the following criteria has been met:
- A. That the signage for the project is in keeping with the overall architecture and character of the building development, etc.
 - B. That the signage for the project is designed to meet the directional needs of the project for communication, identification, way finding, regulatory and informational messages in keeping with the overall architectural theme of the development or project.
 - C. That the signage proposed is legible, conspicuous and easily readable.
 - D. That the visibility and impact of the type of sign, number of signs, design, size, method of, construction, illumination and location of the proposed signs are in compliance with the minimum standards of this Article, and does not adversely impact adjoining properties, or create a hazard of health risk.
 - E. That the proposed signage is consistent and not in conflict with the intent and interests of the City of Miami Gardens, as stated in the policy adopting this code.
- (B) *Appeals.* In the event a sign plan is denied the decision may be appealed to the City Council. Such appeal shall be submitted on a form approved by the City and accompanied with the established fee.

Section 17-80. Nonconforming Signs/Amortization.

Any lawful permanent sign installed, erected, prior to the adoption of this Article that does not comply with the regulations set forth herein, shall be removed or altered to comply with the applicable regulations of this Article within five (5) years of the date of adoption of this Article.

- (A) *Amortization of Non-conformities.* Legally existing signs that become non-conforming as of the effective date of the adoption of this Article shall maintain legally non-conforming status until Feb. 13, 2013, with exceptions as herein contained. At which time all signs not in compliance shall become illegal signs. It shall be unlawful for any sign owner not to be in compliance with the following amortization provisions, with exceptions as herein contained:
- (1) Within two (2) years of the effective date above, all owners of legally nonconforming signs are required to prepare and submit to the City a proposed Sign Plan in accordance to regulations herein.
 - (2) Within three (3) years of the effective date above, all owners of legally nonconforming signs are required to have an approved Sign Plan in compliance with this Article.
 - (3) Within five (5) years of the effective date above, all legally nonconforming signs and their supporting members shall be altered, and/or removed from the property.
 - (4) The City may deny the issuance of any licenses, permits, certificates of use, etc. to an owner if it is determined that the amortization Article is not being complied with.

- (B) *Exception for Monument Signs Along Collector and all other Rights of Way, including N.W. 13 Avenue.* Freestanding and monument signs that were lawfully existing prior to February 13, 2008 that do not comply with the regulations set forth herein, shall remain legally non-conforming signs subject to the following:
- (1) The total sign area and sign height does not exceed the maximum allowable amounts as may be permitted under the regulations set forth herein this Article.
 - (2) The sign shall be landscaped, repaired and maintained accordingly in compliance with regulations set forth in this Sign Code. All landscape requirements shall be met within five (5) years of the adoption of this Article.
 - (3) If the sign is relocated; moved; or altered at a cost greater than fifty percent (50%) of the assessed value of the sign; the legal non-conforming status shall be loss and the sign shall be in required to be in compliance with the regulations set forth herein this Article.
- (C) *Exception for Window Signs.* Window signs shall be in compliance with the provisions set forth in this Article as outlined in the amortization Article below:
- (1) An owner of a window sign shall submit a window sign plan, consistent and in compliance with the provisions of submitting a sign plan within ninety (90) days of adoption of this Article.
 - (2) Window signs shall be in compliance with the provisions of this Article within one hundred eighty (180) days of the adoption of this Article.
- (D) *Exception for Temporary Signs.* All legally existing temporary signs shall be in compliance with the provisions of this Article within ninety (90) days of adoption of this Article.
- (E) *Exception for Billboards.* This amortization period shall not apply to billboard (Class C in the Miami-Dade County Code) signs that were lawfully erected on the date of adoption of this code. These signs shall be permitted as legally nonconforming signs. Said signs shall be subject to below provisions regarding Maintenance and Repair of Nonconforming Signs.
- (F) *Sign Plan Compliance.* In addition to the amortization provisions herein, whenever a sign owner desires to replace, alter, relocate a sign on a property, and/or the repair and maintenance is not in compliance with regulations governing same as specified in this Article herein, a Sign Plan in accordance with the provisions of this Article shall be prepared and submitted. Upon approval of the sign plan under this compliance provision, only the applicable sign(s) shall be required to be brought into compliance. All other signs approved on the sign plan shall be brought into compliance in accordance to the amortization Article specified herein.
- (G) *Multi-tenant Sign Plan Compliance.* When sign plan is required for multi-tenant development, and an individual sign owner(s) seeks a sign permit for any type of permanent sign, the property owner shall file a sign plan with the City in accordance to the provisions set forth in this Article within sixty (60) days of sign permit being filed. Failure to file such sign plan within the prescribed time frame, shall be a violation of this Article by the property owner. The City may review the individual sign permit(s) and issue a permit as warranted to individual sign owner(s), and shall require future sign permits on same property to be in compliance with the criteria set forth in this Article herein for sign plan review, and subject to sign permits approved on the property.
- (H) *Maintenance and Repair of Non-conforming Signs.* Non-conforming signs shall be maintained in a safe condition and may be repaired and/or otherwise maintained provided the sign structure is not moved, altered or replaced; provided, that the cumulative costs of such repair and/or maintenance does not exceed fifty percent (50%)

of the replacement value of the sign. If so, the sign shall be made to be in compliance with the provisions set forth in this Article.

Section 17-90. Administrative Variances of Fifteen Percent (15%).

The Administrative Official shall be authorized to grant administrative variances to this Article as set forth in [section 2-110](#), when such variance involves a legally existing non-conforming sign as set forth below:

- (A) Administrative variances shall be limited to a maximum increase or decrease of 15% of the dimensional requirements.
- (B) Petition for an administrative variance to this Article shall be submitted on a form approved by the City and with the established fee. Submittal of the petition for administrative variance shall not be construed as a granting of approval of the variance.
- (C) The Administrative Official at its' sole discretion and after proper and fair consideration may deny a petition if it is determined the granting of the variance poses a health and safety hazard and/or is not in the best interest and welfare of the general public.

Section 17-100. Variances and Waivers.

Whereas it is the attempt of this sign code to reduce the proliferation of the number, size and types of signs, and whereas it has been determined that less-obtrusive signs will ultimately lead to a healthier economy within the City of Miami Gardens, therefore no sign shall be permitted to be installed, altered, erected, constructed, posted, painted, maintained, or relocated, contrary to the provisions of this Article unless a variance or waiver is approved by a majority vote in favor of granting such a variance and waiver by the members of the Miami Gardens City Council.

- (A) A decision to grant a variance or waiver must be in conformance with the following criteria and procedure:
 - (1) There is something unique about the building or site configuration that would cause the signage permitted by this Article to be ineffective in identifying a use or structure that would otherwise be entitled to a sign.
 - (2) The grant of a variance or waiver is not contrary to the plan and intent of the sign code or any adopted redevelopment plan or policies, the aesthetics of the area, and does not create a nuisance or adversely affect any neighboring properties.
 - (3) The sign provides certain aesthetics, landmark recognition, or public benefit that is in the best interest and general welfare of the City, without detrimental impacts to the surrounding area.
- (B) A variance or waiver may be petitioned as set forth below:
 - (1) Complete an Application as provided by the Department of Planning and Zoning with the established fee.
 - (2) Provide evidence that the granting of the variance or waiver is consistent with the criteria set forth above for the granting of such variance or waiver.
- (C) All variances or waivers to this Article shall only be granted pursuant to the above provisions, and after a public hearing. All variances or waivers may be conditioned on requirements deemed necessary in granting said variance or waiver.
- (D) Any variance or waiver granted pursuant to this section shall become null and void if a building permit for the approved sign is not applied for within 180 days of the written ruling from the Miami Gardens City Council. The Administrative Official may issue an extension for up to an additional 180 days providing written request with just cause and reason is provided prior to the expiration of the original 180 day period. Additionally, said variance or waiver shall become null and void in the event that a permit expires or is revoked.

- (E) All signs approved by this waiver process must be constructed and installed as substantially in compliance with the information and plans presented to the Miami Gardens City Council both in writing and verbally. Failure to construct, erect a sign substantially in compliance with the information and plans presented shall render the variance or waiver null and void, and any sign installed, erected not in substantial compliance with the information and plans provided for the variance and waiver shall be considered an illegal sign.

Section 17-110. Monument Sign Standards

The following design standards shall be applied and complied within the design of all signs, unless specifically set forth differently in this Article.

(A) *Monument Sign Dimensional Standards.*

(1) Sign Area Monument Signs.

- A. In computing sign area, standard geometry formulas for common shapes shall be used. Common shapes shall include squares, rectangles, trapezoids and triangles. In the case of irregular shapes, the total sign area will be the area of the smallest common shape that encompasses the various components of the sign.
- B. For monument signs the support base above grade shall be deemed to be part of the sign.
- C. Only one (1) face of a sign is used for the calculation, provided the two (2) sign faces are less than 30 degrees to each other and/or no more than one 1.5 feet exists between them. Where the sign faces are spaced greater than 1.5' apart and greater than 30 degrees then each face shall be calculated towards the permitted sign area.
- D. If sign copy is displayed on more than two sides of the sign then the additional sign faces shall also be calculated towards the permitted sign area. This calculation shall be applied to information/directional signs, projecting signs and all other signs, except wall and window signs. (Figure 1: Sign Area for Multi-Face Signs)

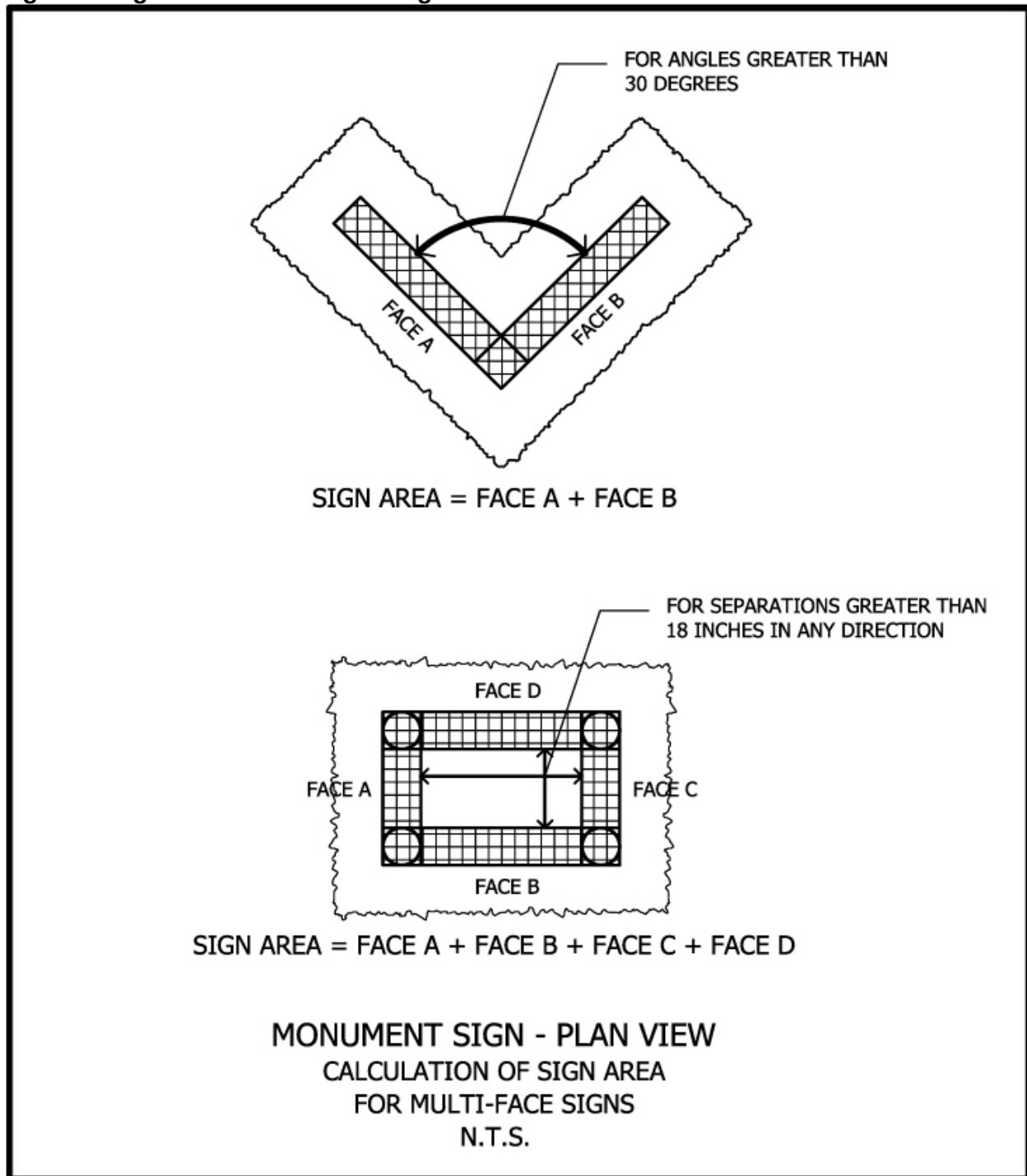
(2) Sign Spacing Monument Signs.

- A. When measuring the spacing between monument signs the distance shall be measured in a straight line from the closest part of one sign structure to closest part on another sign structure or building or structure.
- B. When measuring the spacing between signs on the different rights-of-way the measurement shall be taken along the perimeter of the property line and/or then taken perpendicular to signs located across such rights-of-way.
- C. Spacing between signs and a building or structure shall be the shortest distance measured from the closest part of the sign structure to the closest part of the building façade.

(3) Sign Height Monument Signs.

- A. When measuring the height of a monument sign the measurement shall be the vertical distance from the top of the grade to the top of the monument sign's highest component, including all structural components.

Figure 1: Sign Area for Multi-Face Signs



- B. Grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.
- (B) *Monument Sign Design Standards.* The City seeks to achieve uniform and coordinated monument and freestanding signage within each development. Coordinated signage is

created by consistency in the sign size, type, copy area, letters, location, color, and type of sign. In designing monument signs the following standards shall be complied with:

- (1) Design.
 - A. The monument sign shall be a freestanding sign where the supporting structure of the sign face is architecturally and aesthetically integrated into the overall design of the sign.
 - B. The base of supporting structure shall be embellished to conceal all structural or support members.
 - C. Eighty percent (80%) of the base supporting structure shall be in contact with the ground, but does not have to be a solid base. The base supporting structure may be designed as multiple bases provided that the overall base in contact with the ground shall be a minimum of eighty (80%) percent.
- (2) Architectural design.
 - A. Monument and other freestanding signs should incorporate architectural elements from the primary building. Architectural elements may include materials, textures, colors, shapes, ornamentation or other features characteristic of a style.
- (3) Landscaping.
 - A. A minimum of fifty (50) square feet of landscaping around the base of the sign should be provided, or an amount and type meeting the approval of the Administrative Official.
 - B. Plant material shall be selected to complement and enhance the sign, and a hedge no less than two (2) feet in height shall be provided to buffer the base of the sign.
 - C. Such landscape should be permanently irrigated with an in-ground irrigation system or irrigated in a manner approved by the Administrative Official.
- (4) Illumination.
 - A. Monument signs may be illuminated internally or externally.
 - B. All internal illumination components shall be enclosed and shielded from view.
 - C. All external illumination components shall be shielded, buffered, concealed as to not be visible from the adjacent rights-of-ways.
 - D. All illumination should be environmentally friendly and energy efficient, which should include, but not limited to the use of solar energy or other alternative sources of energy.
- (5) Setback.
 - A. Monument signs shall setback from all property lines a minimum of seven (7) feet.
- (6) Spacing.
 - A. Monument signs shall be spaced a minimum of ten (10) feet from any building.
 - B. Spaced a minimum of twenty five (25) feet from another monument sign.
- (7) Proportion.
 - A. Monument signs should be proportionate in height and width at a ratio of 1.0 to 1.5, in either orientation, however, the width shall not exceed ten feet (10).
- (8) Height.
 - A. Maximum height of monument signs shall be complied with as regulated herein this Article.

- (9) Location.
 - A. Monument signs shall not be located in the sight distance triangle.
 - B. Shall not be located as to interfere with public alarms, signals, or signs.
 - C. No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, police alarm, traffic signal or sign or any devices maintained by or under public authority.
 - D. Monument signs shall be orientated to be between 45 degrees and 90 degrees to the abutting right-of-way.
- (10) Sign Copy Single Use Development.
 - A. Sign copy for single use development shall be limited to the primary name of the business, trademarked logos and/or slogans, and street address number. All other copy shall be prohibited.
 - B. Copy should be identical on all faces of the sign.
- (11) Sign Copy Multi-use/Multi-tenant Development.
 - A. Sign copy for multi-use/multi-tenant/mix-use development shall be limited to one (1) primary name of the business or complex or shopping center, and may list individual uses and tenants provided such lettering for the listing is a minimum of one (1) foot in height.
 - B. Copy may include the business name registered trademarks, logos and/or slogans. One street address number per sign. All other copy is prohibited.
 - C. Copy should be identical on all faces of the sign.
- (12) Changeable Copy Sign Manual Standards. Monument signs with changeable copy shall be permitted subject to compliance to the following standards:
 - A. The manual changeable copy portion of the sign shall be integrated into the design of the sign. Such changeable copy portions of the sign shall not be an “add-on” but rather must be fully integrated into the sign.
 - B. The manual changeable copy area shall not exceed thirty (30) percent of the total sign area.
 - C. Changeable copy shall be limited to advertising events, items and pricing, announcements, specials, slogans directly related to the sign owner. All other copy shall be prohibited. The changing of copy on such signs shall not require a sign permit.
 - D. Manual changeable copy shall not change more than once a day.
 - E. Changeable copy shall only be permitted on monument signs. Changeable copy on wall signs, window signs or any other sign, are prohibited.
- (13) Automatic Changeable Copy Signs Standards. Monument signs with automatic changeable copy shall be permitted subject to compliance to the following standards:
 - A. The automatic changeable copy area portion of the sign shall be integrated into the design of the monument sign. Such changeable copy portions of the sign shall not be an “add-on” but rather must be fully integrated into the sign design.
 - B. Automated changeable copy area shall not exceed thirty (30) percent of the total sign area permitted for the monument signs.
 - C. A maximum of one (1) monument sign with automatic changeable copy per property/development shall be permitted.
 - D. Automatic changeable copy on monument signs shall only be permitted on properties/developments with a minimum lot frontage of two hundred (200) lineal feet on an arterial and collector roadway as defined herein.

- E. The minimum distance between monument signs with automatic changeable copy shall be five hundred (500) feet.
- F. Incandescent lamps/bulbs in excess of 9 watts are prohibited in an automatic changeable copy sign. Incandescent lamps/bulbs shall not be exposed but shall be covered by translucent lenses or filters. The automatic changeable copy portion of the sign shall be equipped with an automatic operational night dimming device.
- G. The following operating modes shall be prohibited:
 - 1. Flash: The condition created by displaying the same message intermittently by turning it on and off, on and off, with rapidity, or any other delivery mode that creates a flashing effect.
 - 2. Zoom: The look or condition created by expanding a message from a central point to its full size.
 - 3. Stop or danger: Any signs which use the word "stop" or "danger" or imply the need or requirement of stopping, or which are copies or imitations of official signs.
 - 4. Red, green or amber: (Or any color combination thereof) revolving or flashing light giving the impression of a police or caution light shall be prohibited.
- H. Automated changeable copy shall be limited to advertising events, items and pricing, announcements, specials, slogans directly related to the sign's owner. All other copy shall be prohibited. The changing of copy on such signs shall not require a sign permit.
- I. Prior to the installation and use, all owners of monument signs with automatic changeable copy shall file and record a declaration of use, meeting the approval of the Administrative Official, on a form prescribed and approved by the Administrative Official, which will govern the operation of the changeable copy and contain penalties for abatement and removal of the sign for violations of the declaration of use and the provisions herein.
- J. Automatic changeable copy shall only be permitted on monument signs. Automatic changeable copy on wall signs, window signs or any other sign, are prohibited.

(C) *Wall Sign Dimensional Standards.*

- (1) Sign area wall signs.
 - A. In calculating the area of wall signs, or window signs, individual words or components (i.e. logos, trademarks, slogans, major products, services, etc), may be considered separate signs only if they are obviously disassociated from other copy. When signs are enclosed in a border or highlighted by background graphics, the perimeter of such border or background will be used to compute sign area. The total area of components and copy shall be used to determine the total wall sign or window sign area.
 - B. When calculating the permitted square feet of the wall sign area, it shall be calculated based on ten percent (10%) of the area of the building façade up to fifteen (15) feet in height, then the area shall be increased by one and half percent (1.5%) for each foot of building height above the fifteen (15) feet with the uppermost measurement taken to the lowest part or position where the sign will be placed.
 - C. The building façade used towards the calculation shall only be the façade the sign is proposed to be affixed.

- (D) *Wall Sign Design Standards.* The City seeks to achieve uniform and coordinated signage within each development. Coordinated wall signage is created by consistency in the sign size, type, copy area, letters, location, color, and type of sign. In designing wall signs the following standards shall be complied with (Figure 2: Wall Sign Calculations Diagram).
- (1) Design. Wall signs shall only be of channel lettering and reverse channel lettering type and design, and cabinet signs shall only be permitted up to a maximum of twenty percent (20%) of the total wall sign area and cabinet signs shall only be used to display copy of registered trademarks, logos, and/or slogans.
 - (2) Multiple Signs. Where multiple wall signs with the same sign copy are to be placed on different building facades for the same sign owner/tenant/business each wall sign should be identical in design, save and except the applicable maximum permitted sign area may be different, and location of placement may be different.

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- (3) Channel Lettering Signs.
 - A. Channel lettering shall be located as to be centered on the building façade, or the proportionate share of the façade, it is affixed to.
 - B. Anchor stores are not required to have the channel letter signs centered on the building façade.

- C. Copy should be of all the same font type, however, lettering size and type, colors, trademarked logos and slogans, common to the business may be used.
- (4) Cabinet signs.
 - A. If cabinet signs are used to display registered trademarks, logos, and/or slogans, the cabinet sign shall be integrated as intended to be viewed as one wall sign.
 - B. A cabinet sign up to twenty percent (20%) of the permitted wall sign area may be used to display a registered trademark, logo, or slogan on a building façade, without the permitted channel lettering.
- (5) Location.
 - A. No wall sign shall extend above the roofline except where an exterior parapet wall projects above the roofline, in which case, such sign may not extend above the top edge of the parapet.
 - B. Wall signs shall not be allowed on a building façade abutting a single family zoned or developed property.
 - C. Wall signs shall be located as to not interfere with public alarms, signals, or signs. No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, police alarm, traffic signal or sign or any devices maintained by or under public authority.
- (6) Proportion. Wall signs shall not extend beyond 75% of the width of the building façade or the tenant's proportionate share of the building façade.
- (7) Projection. Wall signs shall not project more than twelve (12) inches from the building surface where it is affixed.
- (8) Sign Copy.
 - A. Sign copy for wall signs shall be limited to only the primary name of the business, major service and brands, or major tenant, and registered trademarks, logos, graphics and/or slogans, directories. All other copy shall be prohibited.
 - B. Wall signs shall not contain more than three (3) lines of copy; when a third line is used, one of the three (3) lines shall not be greater than fifty percent (50%) the height of the line with the greatest line height.
- (E) *Wall Sign Design Standards Along Collector and All Other Rights-of-Ways, including N.W. 13 Avenue.* The City seeks to achieve uniform and coordinated signage within each development. Coordinated wall signage is created by creating consistency in the sign size, type, copy area, letters, location, color, and type of sign. In designing wall signs the following standards shall be complied with:
 - (1) *Design.* Wall signs shall be comprised of channel lettering and reverse channel lettering type and design, cabinet signs. Other wall types of wall signs may be permitted in accordance with an approved sign plan, so long as they are consistent with the sign plan.
 - (2) *Multiple Signs.* Where multiple wall signs with the same sign copy are to be placed on different building facades for the same sign owner/tenant/business, each wall sign should be identical in design, save and except the applicable maximum permitted sign area may be different, and location of placement may be different.
 - (3) *Cabinet signs and other type signs.*
 - A. If cabinet signs or other type of signs are used to display registered trademarks, logos, slogans, the sign shall be integrated as intended to be viewed as one wall sign.

- (4) *Location.*
 - A. No wall sign shall extend above the roofline except where an exterior parapet wall projects above the roofline, in which case, such sign may not extend above the top edge of the parapet.
 - B. Wall signs shall not be allowed on a building façade abutting a single family zoned or developed property.
 - C. Wall signs shall be located as to not interfere with public alarms, signals, or signs. No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, police alarm, traffic signal or sign or any devices maintained by or under public authority.
- (5) *Proportion.* Wall signs shall not extend beyond 75% of the width of the building façade or the tenant's proportionate share of the building façade.
- (6) *Projection.* Wall signs shall not project more than twelve (12) inches from the building surface where it is affixed.
- (7) *Sign Copy.*
 - A. Sign copy for wall signs shall be limited to only the primary name of the business, major service and brands, or major tenant, and registered trademarks, logos, graphics and/or slogans, directories, All other copy shall be prohibited.
 - B. Wall signs shall not contain more than three (3) lines of copy; when a third line is used, one of the three (3) lines shall not be greater than fifty percent (50%) the height of the line with the greatest line height.

Section 17-120. Directional/Information Sign Design Standards.

Directional/informational signs are for the purpose of providing information and directions on-site to the general public, and are not intended for advertising purposes. In designing directional and information signage the following standards shall be complied with:

- (A) *Design.* Directional/Informational signs may be freestanding mounted on a pole type or monument type structure or of a type intended to be affixed flush to or perpendicular to a wall.
- (B) *Size.* Directional/Informational sign shall not exceed two (2) square feet in size. Except that along collector and all other rights of way, including N.W. 13 Avenue directional/information signs shall not exceed eight (8) square feet in size.
- (C) *Number.* The number of directional/information signs shall be limited to what may be deemed necessary and adequate to provide the directions and the information being conveyed as may be approved by a sign plan permit.
- (D) *Setback.* Freestanding directional/Informational signs for traffic control, or to indicate "entrance" and "exit" shall be setback a minimum of five (5) feet from any property line.
- (E) *Spacing.* Freestanding Directional/informational signs shall be spaced a minimum of ten (10) feet from each other.
- (F) *Height.*
 - (1) Wall mounted directional/informational signs may be mounted at eye level as to be visible to the general public and not intended to be visible from the right-of-way. Except that along Collector and other Rights of Way, including N.W. 13 Avenue such signs may be wall mounted as to provide adequate visibility and directions as deemed necessary and as may be approved by a sign plan permit.
 - (2) If suspended from a ceiling or structure minimum clearance shall be 9.0 feet from grade, or if over a vehicle driveway, travel lane minimum clearance shall be 14.0 feet from grade.
- (G) *Location.*

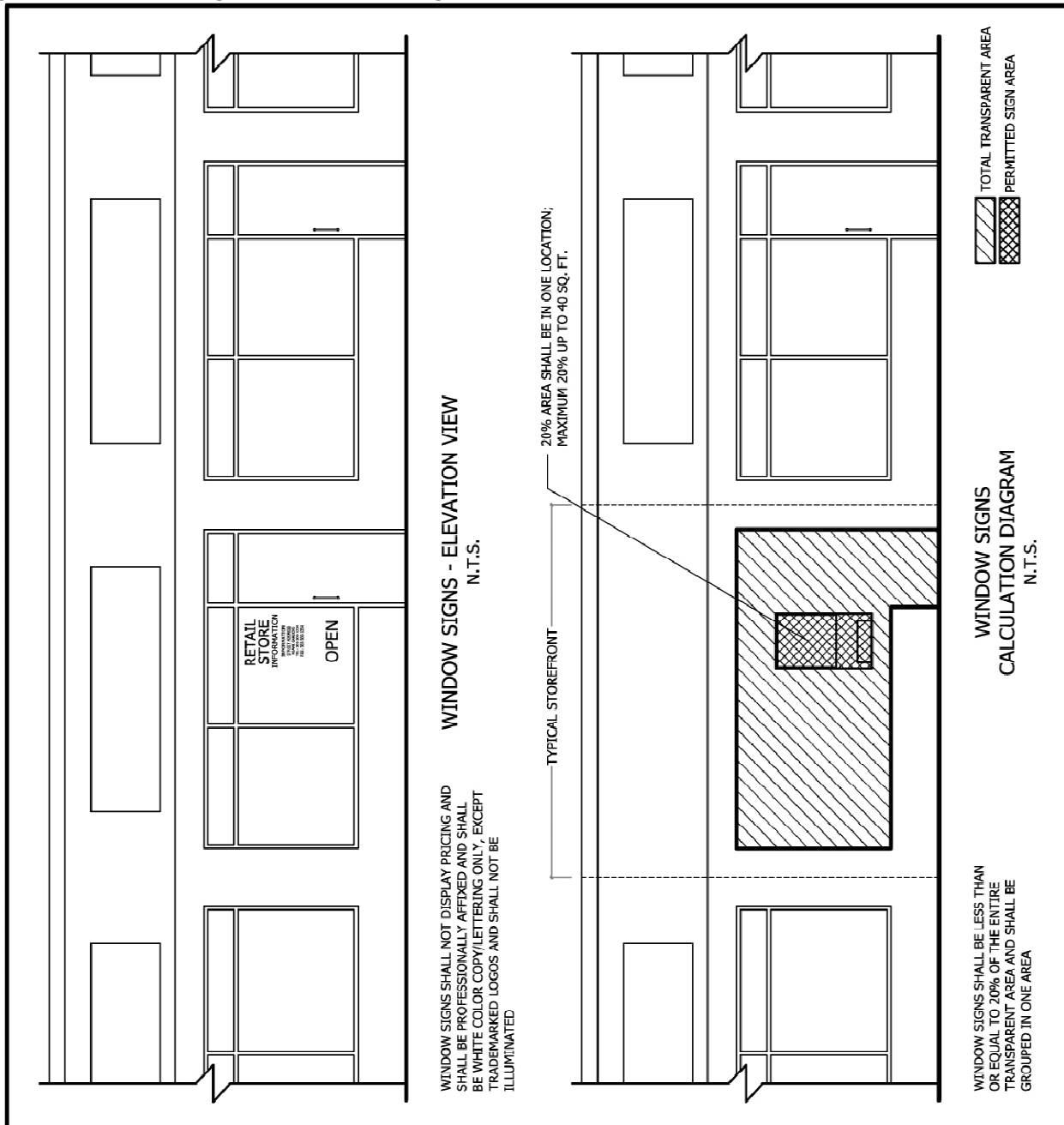
- (1) Directional/information signs may be located within the sight distance triangle providing the sign is not greater than 30 inches in height.
 - (2) Wall mounted directional/informational signs may be mounted on walls, fences, or suspended from a ceiling or structure.
 - (3) Wall mounted or suspended signs may be parallel or perpendicular to the building wall.
 - (4) Notwithstanding compliance with these standards, no directional or informational sign may be located on the property as to pose or create a hazardous or health safety concern.
- (H) Illumination. Directional/Informational signs may be illuminated internally or externally. If illuminated externally all components providing illumination shall be adequately screened or recessed as to be no visible from the rights-of-way.
- (I) Copy. Directional/Informational signs shall only provide copy necessary to provide adequate direction or information of which it is intended, and shall not provide any advertising copy other than the name, logo of any tenant/owner/occupant of the property.

Section 17-130. Window Sign Standards.

Window signs are intended to provide secondary signage to allow for the day to day advertising and promotion of the business and/or services, and not intended to be visible from the rights-of-way or distract from the overall architectural design/features/character of the building. In designing window signs the following standards shall be complied with (Figure 3: Window Sign Calculation Diagram):

- (A) Design. Window signs shall be professionally installed and/or professionally framed and may be affixed to or displayed within the window area. Hand written copy shall only be used with white boards or chalk boards. One (1) illuminated or neon window sign shall be permitted subject to the sign area regulations herein. Automatic changeable copy signs are prohibited as window signs.

Figure 3: Window Sign Calculation Diagram



(B) Area.

- (1) For window signs located on the first or ground floor, the total area of all signs affixed or displayed in the window shall not exceed twenty (20) percent of the window area up to a maximum of forty (40) square feet.
- (2) For window signs located on the second floor or above the ground floor, the total area of all signs affixed or displayed in the window shall not exceed ten (10) percent of the window area up to a maximum of twenty (20) square feet.
- (3) In calculating the total permitted window sign area only windows and doors facing a right-of-way and/or windows on the main entrance of the building, and only those windows that are on the ground floor shall be used for the calculation.

- Perimeter borders, stripes and bonding are permitted but will count towards the calculation of window sign area.
- (4) Window Sign Area shall not be counted towards the maximum wall sign area allowed. Temporary real estate signs as may be permitted herein shall not be counted towards the overall maximum sign area permitted.
 - (5) Illuminated or neon window signs shall be limited to a maximum size of eight (8) square feet. Illuminated or neon sign areas shall count towards the maximum sign area allowed.
- (C) Location.
- (1) Window signs shall only be permitted on windows or doors located on the first or ground floor and located on the second floor, and on windows and doors on the façade facing a public right-of-way or commonly used as the main entrance to the premises.
 - (2) Window signs shall not be permitted on windows above the ground in multi-story buildings.
 - (3) All window signs shall be located within the same 20% area as depicted on the approved window sign plan.
- (D) Copy.
- (1) Window sign copy may include business name, logos graphics, and slogans, primary products and services, emblems of professional and financial affiliations, hours of operation, and other similar signage.

Section 17-140. Entrance Feature Signs.

Entrance feature signs shall be permitted on all residential developments, and mix-use developments subject to compliance to the following standards:

- (A) Number. One (1) entrance feature monument sign or two (2) entrance feature wall signs.
- (B) Sign Area.
 - (1) A maximum entrance feature sign area of up to twenty four (24) square feet for developments with less than one hundred (100) linear feet of lot frontage on a right-of-way.
 - (2) Up to a maximum of sixty four (64) square feet for developments with one hundred (100) lineal feet or greater of lot frontage on a right-of-way. If two wall signs are used, the total area of both wall signs shall not exceed the maximum area permitted.
- (C) Height.
 - (1) The maximum height of the monument sign shall be six (6) feet measured from grade to the uppermost portion of the monument sign. In the event the grade at the base of the sign is bermed the measurement shall be taken from the grade at the closest right-of-way line to the uppermost point of the sign.
 - (2) Maximum height of a wall sign shall be six (6) feet measured from grade to the uppermost portion of the wall sign.
- (D) Separation.
 - (1) Entrance feature monument signs shall be separated from each other by a minimum of two hundred (200) feet and from other freestanding signs by at least fifty (50) feet.
 - (2) Entrance feature wall signs shall be separated by a minimum of twenty five (25) feet of other wall signs.
- (E) Setback. Entrance feature monument signs shall setback a minimum of seven (7) feet from a right-of-way line.
- (F) Location.

- (1) Entrance feature monument signs may be located within twenty five (25) feet of the entranceway, and shall not be located in the sight visibility triangle.
 - (2) Entrance feature wall signs may be affixed to the perimeter wall/fence/guardhouse of the development, and must be within twenty five (25) of the entranceway.
- (G) Copy.
 - (1) Copy on entrance feature signs shall be limited to the name of the development, developer's name and address street number.
 - (2) Sign copy shall be limited to no more than two (2) lines of text.

Section 17-150. Directory Signs.

Directory signs shall be permitted subject to compliance to the following standards:

- (A) Number. One (1) directory sign shall be permitted for each multi-use/multi-tenant building on the property.
- (B) Size. Directory signs shall be limited to three (3) square feet in size, and lettering shall not exceed a maximum of three (3) inches in height.
- (C) Copy. Copy shall be limited to the names of tenants and businesses, and suite or address number. All other copy shall be prohibited.
- (D) Location. Directory signs may be freestanding or affixed to the building façade, and shall be setback at least twenty five (25) feet from a public right-of-way.

Section 17-160. Flags.

Flags shall be permitted subject to compliance with all the following standards and compliance with the United States Flag Code (36 U.S.C. 173-178) which is hereby adopted and made part of this section by reference as if it were set forth herein. Violations of the United States Flag Code shall be civil in nature.

- (A) For non residential, multi-family residential, commercial and industrial, and/or mix-use development.
 - (1) Number. A maximum of one (1) flag pole per property shall be permitted on properties with lot frontages of one hundred (100) feet or less; a maximum of two (2) flag poles for properties with lot frontages greater than one hundred (100) feet up to two hundred (200) feet; and a maximum of three (3) flag poles for properties with lot frontages of greater than two hundred (200) feet. No more than three (3) flags shall be flown on one (1) pole, with a maximum of up to three (3) flags per property or development.
 - (2) Size. Maximum flag size shall be forty (40) square feet. The width of the flag shall not be more than thirty (30) percent of the length of the pole to which it is attached.
 - (3) Height. Maximum pole height shall be thirty (35) feet or not more than ten (10) feet above the roof line of primary building, whichever is less.
 - (4) Location. All flags shall be flown on a ground mounted pole designed and constructed as a flag pole, or affixed to a pole affixed to a building. The pole shall be ground mounted and constructed according to the Florida Building Code. If affixed to a building, the pole shall be no longer than 10 feet in length. No rooftop flags are permitted.
 - (5) Spacing. Multiple flag poles shall be grouped. They shall be located a maximum of ten feet (10') from one another.
 - (6) Setback. Flag poles shall have a minimum ten (10) foot setback from all property lines.
 - (7) Copy. Only national, county, municipal, or political subdivision flags, or registered corporate trademarks, logos, seals shall be permitted. Flags shall not display any

- other copy. If the USA flag is flown it shall be flown on at the top, and/or in accordance with United States Flag Code (36 U.S.C. 173-178).
- (8) Maintenance. Flags and flag poles shall be maintained in good condition as to not be flailed or weathered.
- (B) For single family residential uses, duplexes, townhouses, and other residential uses.
- (1) Number. A maximum of one (1) flag shall be permitted per property.
 - (2) Size. Maximum size of the flag shall be limited to twenty four (24) square feet.
 - (3) Height. Flag poles shall be limited to no greater than five (5) feet above height of the residence or up to thirty five (35) feet, whichever is less.
 - (4) Location. All flags shall be flown on a flag pole either ground mounted or on a pole affixed to a wall. Flags may only be located in the front yard or rear yard only.
 - (5) Setback. Flag poles shall setback a minimum of ten (10) feet from front property lines and five (5) feet from all other property lines.
 - (6) Copy. Only national, county, municipal, educational, institutional or political subdivision flags shall be permitted.
 - (7) Maintenance. Flags and flag poles shall be maintained in good condition as to not be flailed or weathered.
- (C) Flags In Mass Prohibited. The flags permitted by this shall not be used in mass in order to circumvent this by using said flags primarily as an advertising device.

Section 17-170. Memorial Signs.

Memorial signs shall be permitted on all non-residential, mix-use, and residential developments subject to compliance to the following standards:

- (A) Number. One (1) memorial sign per property.
- (B) Area. Memorial signs monument or wall type shall not exceed one (1) square foot in size. Area of the foundation and/or base of a monument type memorial signs shall not be calculated towards the permitted area of the sign.
- (C) Location. Wall type memorial signs may be located on the building façade but not at a height greater than six (6) feet, and located a minimum of five (5) feet from any other sign. Monument type memorial signs may be located on a base or foundation not exceeding thirty (30) inches in height, and spaced a minimum of five (5) from other signs on the property.

Section 17-180. Vehicle fueling stations and sales.

Due to the unique retail service of vehicle fueling stations and sales, in addition to all the standards set forth herein, the following standards shall also be permitted subject to compliance to the following standards:

- (A) Wall sign. In lieu of locating a wall sign on the building façade, a wall sign may be affixed to the canopy façade.
- (B) Monument sign. In the event the permitted changeable copy of up to 30% of the monument sign cannot accommodate the pricing regulations required by law, the changeable copy may be increased the minimum amount for compliance.
- (C) Size. Wall sign on canopies shall be limited to up forty (40%) percent of the area calculated as permitted for the building facade. Color schemes unique to the registered brand shall not be included in calculating the permitted wall sign area.
- (D) Gasoline Pumps. Signage on gasoline pumps may include customary and required informational signage including but not limited to information and data required by law, price, and credit card logos. Up to a total of four (4) square feet of logos and brand identity signage shall be permitted to be located on each gasoline pump. Signs, other than required by law, located on top of pumps shall be prohibited.

- (E) Prohibited. Banners, either on or otherwise mounted/placed on/with or connected to pumps shall be prohibited.

Section 17-190. Theaters, Playhouses, and Other Similar Cultural or Civic Establishments.

Due to the changing nature and number of events or showings theaters, playhouses, and other culturally orientated establishments may be permitted an additional changeable copy signage. In addition, to standards set forth in this Article, the following standards shall be permitted subject to compliance to the following:

- (A) Number. Theaters, playhouses and other culturally orientated establishments shall be permitted one (1) additional changeable copy sign.
- (B) Sign Area. Changeable copy area shall be limited to up to seventy five (75) square feet. Multiple screen theaters may be permitted additional changeable copy not to exceed twenty-five (25) square feet per additional screen greater than three (3), but not to exceed a total sign square footage of two hundred (200) square feet of sign area. Total area shall include the area of the changeable copy and the area of any poster display boxes or frames.
- (C) Wall Sign. The changeable copy sign may be a cabinet wall sign allowing for interchangeable copy, but shall only be affixed to the front building façade, or façade of the main entrance.
- (D) Display Box. Posters and other advertisements shall be only affixed within a professionally constructed display box or frame. Display boxes shall not exceed standard poster sizes.
- (E) Copy. Changeable sign copy shall be limited to the title of the performance and the MPAA rating. Display box copy shall be limited to posters.

Section 17-200. Drive-Thru Menu Board Signs.

Due to the unique retail service that restaurants operating drive through lanes provide and the necessity for efficient and effective service and the need for additional signage with changeable copy to service their customers, restaurants with drive through lanes, in addition to signage that may be permitted with compliance with standards in this Article herein, shall be permitted additional signage subject to compliance to the following standards:

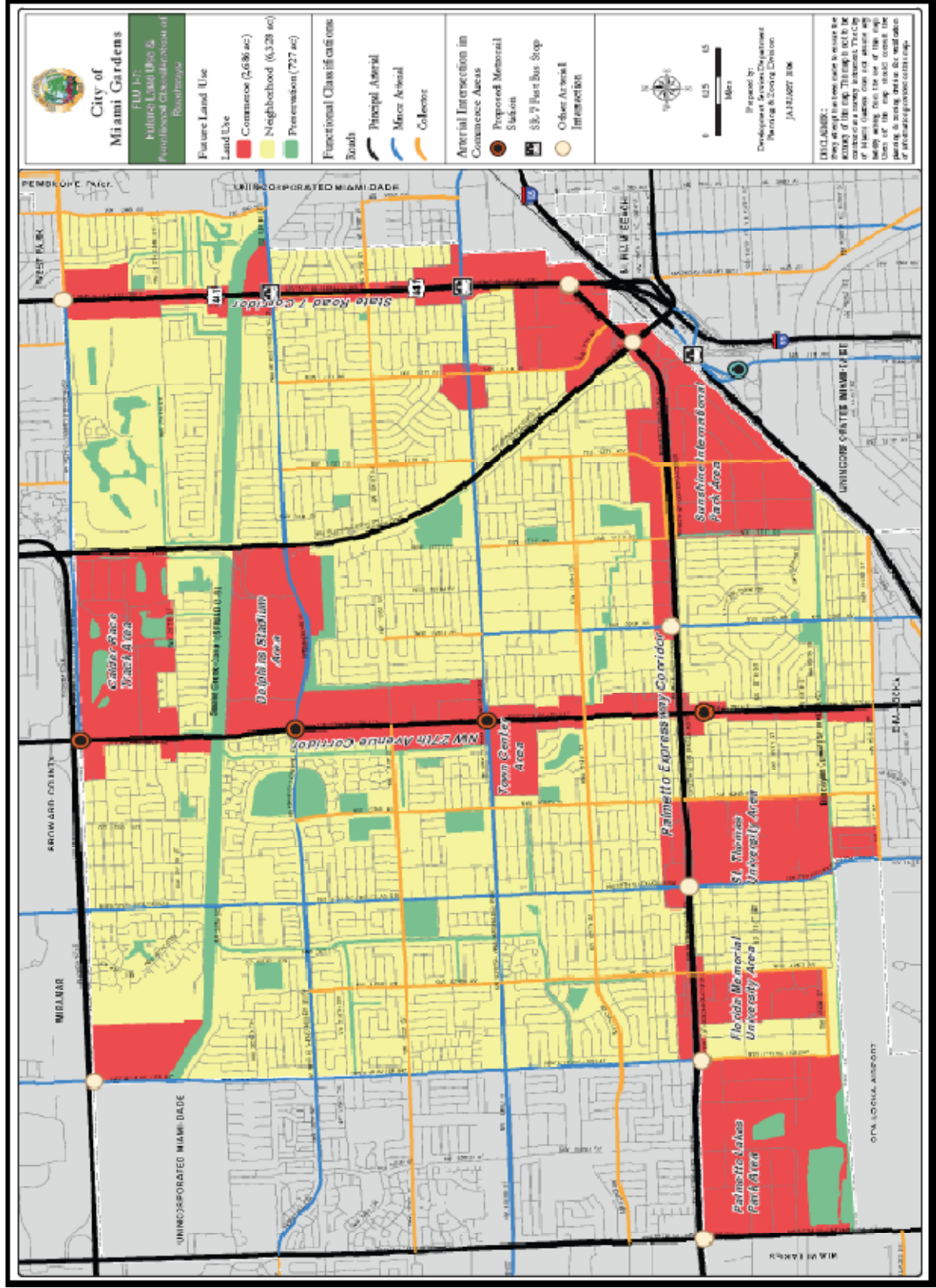
- (A) Number. Two (2) menu board signs shall be permitted per drive through lane. Drive through signs may be freestanding or affixed to a wall or one of each.
- (B) Size. Each drive through menu sign shall not exceed twenty (20) square feet in area. Lettering used in the copy shall not exceed six (6) inches in height.
- (C) Spacing. Each drive through menu sign shall be spaced at minimum of ten feet (10) from each other, and from other freestanding signs on the property.
- (D) Height. Freestanding and signs affixed to a wall shall be not exceed six (6) feet in height.
- (E) Location. Drive through menu signs shall be located as to be visible for the drive through lane and not intentionally orientated to be visible for rights-of-way, or drive aisles of the development.
- (F) Copy. Copy shall be limited to the menu items, pricing, specials, and graphics/pictures typical of restaurant menus. Menu board signs may be all changeable copy. All other copy shall be prohibited.

Section 17-210. Signage along principal arterial and minor arterial corridors (PAMA).

The signs permitted on property is determined by the property's location on the City's rights-of-way as defined in the City's Comprehensive Master Plan, and depicted on Map FLU I-7 of the plan (Figure 4: Comprehensive Master Plan), and determined by the type of use of the property.

In addition to applicable criteria and design standards set forth in this Article, the following signs shall be permitted as set forth below.

Figure 4: Comprehensive Master Plan



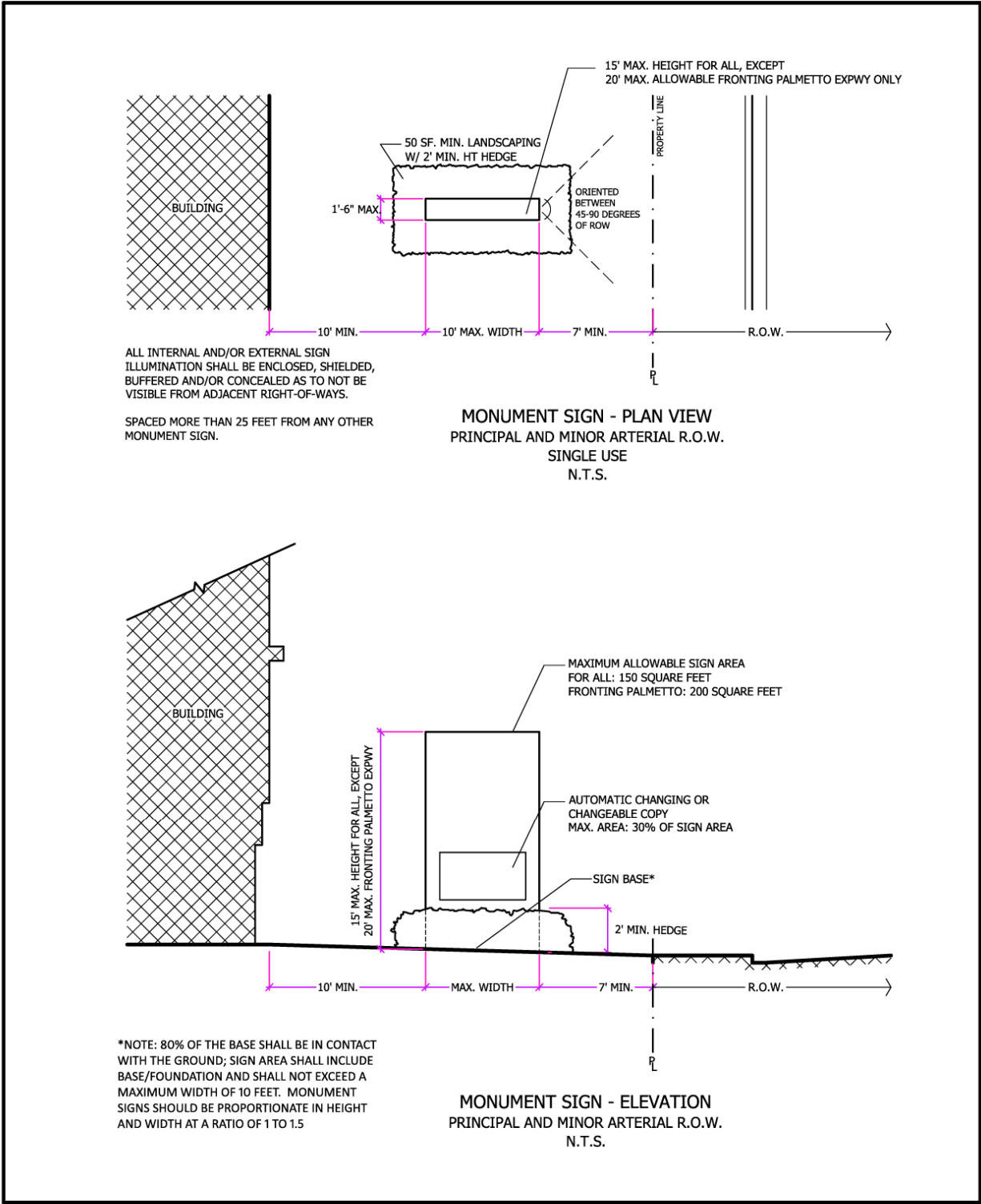
(A) *Monument Signs (PAMA)*. Properties with frontage on a principal arterial or minor arterial right-of-way (Figure 5: Monument Signs on PAMA) shall be permitted the following monument signage:

- (1) Number.
 - A. One (1) monument sign on properties with a minimum linear lot frontage of fifty (50) or more feet on a public right-of-way.
 - B. Monument signs are not permitted on properties with less than 50 linear feet of lot frontage on a right-of-way.
 - C. A second monument sign may be allowed if the property has two (2) lot frontages of fifty (50) linear feet or more on a right-of-way or if the property has five hundred (500) feet or more of linear lot frontage on one right-of-way. In any event, a maximum of two (2) signs shall be permitted.
- (2) Sign area.
 - A. Forty (40) square feet for the first fifty (50) feet of lot frontage on a street, plus 0.75 square feet for each additional foot of lot frontage, up to a maximum of one hundred fifty (150) square feet total for one (1) sign. Except that monument signs permitted on properties with frontage on N.W. 167th Street may be up to a maximum of 200 square feet.
 - B. Where two (2) signs are permitted, each sign shall not exceed one hundred fifty (150) square feet, for total of three hundred (300) square feet.
- (3) Sign Height. Fifteen (15) feet maximum, except for property with frontage on N.W. 167th Street (Palmetto Expressway Frontage Road), may be allowed a maximum sign height of twenty (20) feet.

(B) *Wall Signs (PAMA)*.

- (1) Number.
 - A. One (1) wall sign per building façade with frontage on a right-of-way, up to a maximum of two (2) wall signs. In lieu of a wall sign on the building façade with frontage on a right-of-way one (1) wall sign may be located on the building façade if such building facade faces into the parking area and is not abutting single family residentially developed property.
 - B. If permitted a second wall sign, the second sign shall be identical copy, color, illumination method and method of construction. Each sign's size will be determined independently based on the façade frontage.
 - C. All buildings that have access from an alley or drive aisle may have one (1) non-illuminated identity sign, located on the rear door of the building not to exceed three (3) square feet in sign area, and not located higher than eight (8) feet above grade.

Figure 5: Monument Signs on PAMA



- (2) Size.
 - A. The total area of the wall sign shall not exceed ten percent (10%) of the building façade with frontage on a right-of-way for the first fifteen (15) feet in height of the building, then the area may be increased by 1.5 percent for each foot of building height measured to the bottom of where the sign is located, up to a maximum of two hundred (200) square feet for buildings with up to one hundred (100) feet of building façade with frontage on a right-of-way.
 - B. Up to four hundred (400) square feet for buildings with more than one hundred (100) feet of building façade with frontage on a right-of-way.
- (C) *Window Signs (PAMA)*. In accordance with Window Sign design standards as set forth in this Article.
- (D) *Multi-Use/Multi-Tenant/Mix-Use Development (PAMA)*. In addition to the monument design standards multi-use/multi-tenant/mix-use developments shall be permitted and shall comply with the following standards:
 - (1) Number.
 - A. For one (1) and two (2) story buildings one (1) wall sign per tenant's/use proportionate share of building façade with frontage on a right-of-way, as well as one (1) additional wall type sign located at the rear or side of a building façade if such building facade faces into the parking area and is not abutting single family residentially developed property.
 - B. Tenants/uses that have two (2) facades fronting a right-of-way may have two (2) wall signs. The second sign shall be identical copy, color, illumination method and method of construction. Each sign's size will be determined independently based on the proportionate share of frontage of the façade for each tenant/use.
 - C. For buildings with three (3) or more stories one (1) wall sign per building façade with frontage facing a right-of-way, up to a maximum of two (2) wall signs. In lieu of a wall sign on the building façade with frontage on a right-of-way, one (1) wall sign may be located on the building façade that faces into the parking area, provided that such sign is not abutting single family residences or single family residentially zoned property. The second sign shall be identical copy, color, illumination method and method of construction. Each sign's size will be determined independently based on the façade frontage.
 - D. Wall signs located on second story building facades shall be permitted up to 50% of the sign area as would be permitted on the ground floor building façade.
- (E) *Directory Signs (PAMA)*. Directory signs are permitted in accordance with the design standards set forth in this Article.

Section 17-220. Signage along collector and all other right-of-ways.

Properties with frontage rights-of-way other than arterial right-of-ways (Figure 6: Monument Signs) shall be permitted the following.

- (A) Monument Signs Collector and All Other Rights-of-Way.
 - (1) Number. One (1) monument sign on properties with a minimum linear lot frontage of fifty (50) or more feet on a public right-of-way. Monument signs are not permitted on properties with less than 50 linear feet of lot frontage on a right-of-way.

- (2) Sign Area. Twenty four (24) square feet for first fifty (50) feet of lot frontage on a street, plus 0.5 square feet for each additional foot of frontage, up to a maximum of fifty four (54) square feet; except that a child day care, CRH, or other established use in residential zoned property shall be limited to a maximum sign area of six (6) square feet.
 - (3) Multi-Use/Multi-Tenant Development. A second freestanding sign may be allowed if the site has more than five hundred (500) feet of street frontage. The maximum size of each sign shall be 54 square feet for a total of 108 square feet.
 - (4) Height. Six (6) feet maximum.
- (B) *Wall Signs Collector and All Other Rights-of-Way.*
- (1) *Number.*
 - A. One (1) wall sign per building façade with frontage on a right-of-way, up to a maximum of two (2) wall signs. In lieu of a wall sign on the building façade with frontage on a right-of-way one (1) wall sign may be located on the building façade if such building facade faces into the parking area and is not abutting single family residentially developed property.
 - B. If a second wall sign is permitted, the second sign shall be identical copy, color, illumination method and method of construction to the first sign. Each sign's size will be determined independently based on the façade frontage.
 - (2) *Size.*
 - A. The total area of the wall sign shall not exceed ten percent (10%) of the building façade with frontage on a right-of-way for the first fifteen (15) feet in height of the building, then the area may be increased by 1.5 percent for each foot of building height measured to the bottom of where the sign is located, up to a maximum of two hundred (200) square feet for buildings with up to one hundred (100) feet of building façade with frontage on a right-of-way.
 - B. Up to four hundred (400) square feet for buildings with more than one hundred (100) feet of building façade with frontage on a right-of-way.
- (C) *Window Signs Collector and All Other Rights-of-Way.* In accordance with Window Sign design and locational requirements and standards set forth in this Article.

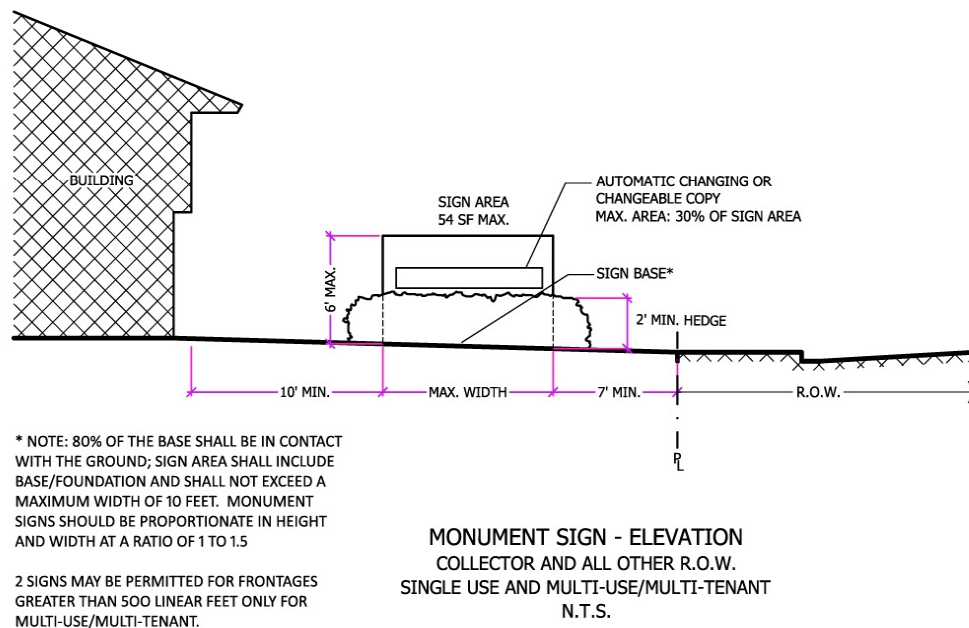
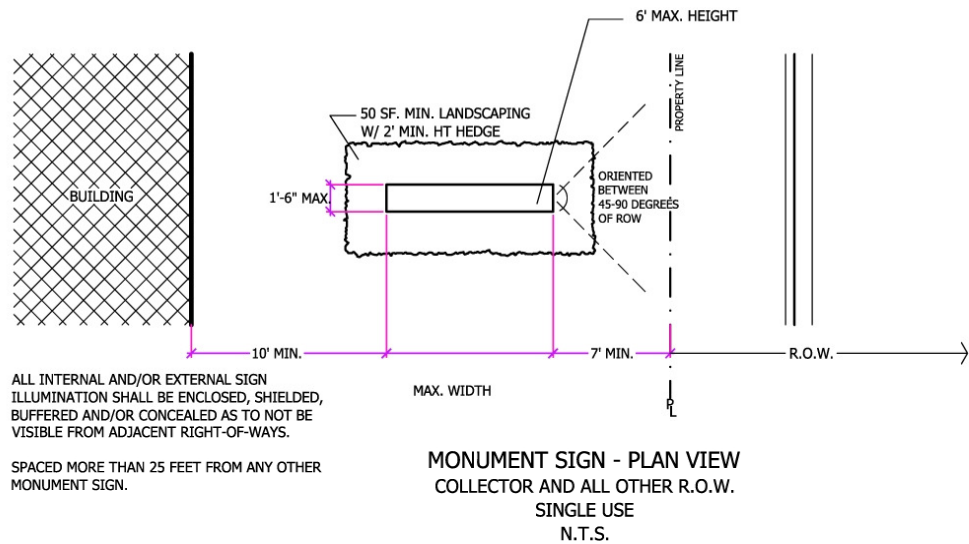
Section 17-230. Temporary signs.

Temporary signs are permitted in the City for duration of time depending on the type of sign.

Failure to remove a temporary sign within the permitted time-frame shall result in a violation of this Article. Temporary signs shall be permitted subject to compliance to the following provisions:

- (A) *Construction Signs.* One (1) development/project sign plus one (1) for each architect, contractor, sub-contractor, developer or finance organization at which location such individual is furnishing labor, materials, or services trade, financial institution, or sponsor.
 - (1) Sign Area. Each sign shall not be greater than thirty two (32) square feet; however, the total sign area of all construction signs shall not exceed 256 square feet. Only the sign face shall be counted toward the maximum sign area allowed. There is no sign size limit if the sign is painted on an approved construction shed/trailer.
 - (2) Sign Height. Maximum sign height shall be ten (10) feet, measured from the base of sign to the uppermost portion of the sign.
 - (3) Duration. All construction signs shall be removed within fifteen (15) days after the certificate of occupancy for the structure is issued.

Figure 6: Monument Signs



- (4) Permit. A sign permit shall not be required for a construction sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Article.
- (B) **Temporary Construction Fence Sign (TCFS).** Temporary Construction Fence Signs (TCFS) shall be permitted subject to compliance with the following:
 - (1) Location. Temporary Construction Fence Signs are permitted in all zoning districts. Such signs must be located on-site for real estate development projects, specifically at the construction site. Building permits must be issued for construction of the project in question prior to the construction or placement a TCFS. TCFS shall only be permitted along lot frontages on public rights-of-way.
 - (2) Setbacks. The minimum setback for Temporary Construction Fence signs should be five (5) feet from the front property line or any right-of-way line, or shall meet the minimum standards for compliance with other applicable regulations.
 - (3) Landscape. Landscape should be provided within the five (5) foot setback. At minimum, such landscape should include shrubs spaced a minimum of 36 inches on center, a minimum of 24 inches at planting, or some combination of setback and landscaping meeting the approval of the Administrative Official. Such landscape shall be maintained in acceptable condition for the duration that the fence exists.
 - (4) Modifications. The Administrative Official shall have the authority, but no obligation, to modify said setbacks and landscape requirements based on a review of written justification that must be submitted by the Applicant. The Administrative Official shall have the authority to increase setbacks and minimum landscape requirements as deemed appropriate to the interests of the City of Miami Gardens.
 - (5) Size. TCFS may be constructed up to eight (8) feet in height.
 - (6) Copy. All copy shall be professionally prepared and affixed, and copy shall be limited to the following:
 - A. Development Name
 - B. Development Company
 - C. Contact Phone Number
 - D. Web Site
 - E. Graphics/pictures of proposed development, buildings, people
 - F. Sale price
 - (7) Lettering. Lettering shall not exceed two (2%) percent of the sign surface area.
 - (8) Submittal. The following items shall be submitted in the review of the TCFS application on a form approved by the City:
 - A. Site plan/survey clearly depicting the location of the TCFS.
 - B. Color illustration/elevation of the TWFS depicting the copy with dimensions of size and lettering.
 - (9) Review and Approval. The Administrative Official shall review the content and design of all TCFS, and may impose any and all additional conditions deemed appropriate including but not limited to setbacks, content, size, length, material, color, lighting, and landscape.
 - (10) Duration. TCFS shall be permitted up to one (1) year from approval, and may be extended for an additional period at discretion of the Administrative Official, providing just cause and reason is provided by the applicant. TCFS shall be removed within fifteen (15) days after the final certificate of occupancy for the structure(s) is issued.

- (C) *Political Campaign Signs Standards.* One (1) sign per property per candidate or ballot issue.
- (1) Sign Size. The maximum size allowed shall be nine (9) square feet per sign on residential properties and thirty-two (32) square feet on nonresidential/mixed use properties.
 - (2) Setback. Signs shall setback a minimum of five (5) feet from all property lines.
 - (3) Sign Location. No sign shall be located within, on, or over public right-of-way, public lands, or utility poles, or be located in a required sight visibility triangle.
 - (4) Placement on Vacant Lots. No political campaign sign shall be placed upon an unimproved lot without the written consent of the property owner filed with the City Clerk prior to posting of the sign.
 - (5) Signs on Vehicles or Machinery. Political campaign signs placed on vehicles or machinery in residentially zoned property, except bumper stickers, shall not exceed 4 1/2 square feet and shall be securely fastened to the vehicle in order to ensure that the vehicle is capable of being operated in a safe manner upon the roads of the state.
 - (6) Prohibited. Portable political campaign signs, except for those signs securely fastened to vehicles or machinery noted above, defined for purposes of this Article as signs not secured to the ground in accordance with the Building Code, shall be prohibited.
 - (7) Traffic Hazards. Political campaign signs shall not be located on property in such a manner as to interfere with or present a hazard to the flow of traffic along the streets adjacent to the property upon which such sign is located. The City shall take appropriate actions to remove or cause such signs to be removed.
 - (8) Removal of Improper Political Campaign Signs. Political campaign signs not posted in accordance with these regulations shall be subject to removal by the candidate, the property owner or the City. If the City removes the sign, the City shall deduct the cost and expense of removal from the posted cash bond.
 - (9) Duration. Sign shall be erected no earlier than ninety (90) days prior to the first primary. Signs shall be removed within five (5) days after the last election which candidate or issue was on the ballot. Promoters, sponsors and candidates shall be responsible for compliance with the provisions in this section and shall remove signs promoting or endorsing their respective candidacies when such signs are displayed or used in violation of this section. Additionally, any private owner who fails to remove an unlawful special events sign from his or her property shall be deemed in violation of this section. Any sign not removed within this time frame shall be considered an abandoned sign and subject to removal without notice.
 - (10) Bond. The City Council shall have the authority to require that each candidate in a municipal election and non-municipal elections, prior to the installation and/or construction of signs in accordance with this section, to post or cause to be posted with the City a refundable cash bond in an amount determined by the City Council as part of the customary procedure to establish such fees.
 - (11) Permit. A sign permit shall not be required for a political sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Article.
- (D) *Real Estate Signs (Non-residential and Mix-Use Developments).* A maximum of one (1) sign per lot frontage on a right-of-way, except that Properties with a lot frontage of five-hundred (500) linear feet or more are allowed a maximum of two (2) signs per lot frontage on right-of-way.

- (1) Size. Real Estate signs shall not exceed six (6) square feet when affixed to a window or building façade, and forty-four (44) square feet for freestanding real estate signs. The support structure of the freestanding sign shall not be counted towards the area of the sign.
 - (2) Setback. Freestanding real estate signs shall setback a minimum of ten (10) feet from all property lines.
 - (3) Height. Real estate signs shall be a maximum height of eight (8) feet.
 - (4) Spacing. Real Estate signs shall be spaced a minimum of two-hundred fifty (250) feet apart when located on the same property, and spaced a minimum of one hundred (100) feet from real estate signs on other property. Real estate signs shall be spaced a minimum of five (5) feet from any other sign on the property.
 - (5) Location. Freestanding real estate signs shall only be placed in landscaped areas of the property, and shall not be located in the sight distance triangle, and shall be placed at either a 45 degree or 90 degree angle to the right-of-way.
 - (6) Maintenance. Real estate signs shall be maintained in good condition and readable and shall not be faded or weathered, and shall be replaced every twelve (12) months.
 - (7) Copy. Sign copy shall only contain necessary copy directly related to the real estate activity/transaction for the property of which the sign is located. Advertising of products or services other than the real estate shall be prohibited.
 - (8) Duration. Real Estate signs shall be permitted up to one (1) year from approval, and may be extended for an additional period at the discretion of the Administrative Official, providing just cause and reason is provided by the applicant. Real estate signs shall be removed within fifteen (15) days after the sale or transaction of the property.
 - (9) Permit. A sign permit shall be required.
 - (10) Exception for Banners.
 - A. Size. Real estate banner signs shall be allowed up to a maximum size of ten percent (10%) of the building façade area of which the banner is mounted.
 - B. Location. Real estate banner signs shall only be affixed or mounted to the building façade. Notwithstanding compliance with these standards, no real estate banner sign may be located on the property as to pose or create a hazardous or health safety concern.
 - C. Permit. A sign permit shall be required prior to the mounting of a real estate banner sign.
- (E) *Real Estate Signs (Single Family Residential, Individual Townhouse, Duplexes, and Similar Dwelling Units)*. Real estate signs shall be permitted subject to compliance to the following standards:
- (1) *Number*. One (1) real estate sign per property and one (1) open house real estate sign per property. Up to three (3) temporary off-premise open house directional signs per residential development for the purpose of providing directions to multiple new dwellings for sale or lease in said development, or per resale home.
 - (2) *Size*. Each sign on the property shall not exceed four (4) square feet in area. Off-premise open house signs shall not exceed three (3) square feet in size.
 - (3) *Setback*. Signs shall be setback a minimum of five (5) feet from any property line.
 - (4) *Height*. Signs Real estate signs on the property shall be a maximum height of five (5) feet. Temporary off-premise open house signs shall not exceed a maximum height of two (2) feet.

- (5) *Location.* Open house Signs shall be free-standing attached to their own support anchored in the ground, and shall not be affixed to the building and shall not located in the right-of-way. Permission to locate off-site open house signs shall be obtained from property owners. Signs located in the rights-of-way, or without property owner permission may be removed and discarded accordingly.
 - (6) *Maintenance.* Signs and all supporting structures shall be maintained in good condition and readable and shall not be faded or weathered, and shall be replaced every twelve (12) months.
 - (7) *Copy.* Real estate sign copy shall be limited to the "for sale" or "for rent", name of the agent, company, broker, phone number, address, web-site/email address, and other information as may be required by law or regulations. Open house directional sign copy shall be limited to "open house" and an address and/or directions.
 - (8) *Duration.* Off-premise open house signs shall be permitted only during actual open house events and only between the hours of 9:00 a.m. on Fridays to 10:00 p.m. on Sundays. These hours shall be extended to include federal holidays.
 - (9) *Permit.* A sign permit shall not be required. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Article.
- (F) *Banner Signs.* Banner signs shall be permitted subject to compliance to the following standards:
- (1) *Number of Signs.* One (1) banner sign shall be permitted per tenant/use in conjunction with an event conducted pursuant to a dedication, a grand opening, going out of business, or promotion or sales event; or as a temporary wall sign. No more than three (3) banner signs shall be permitted at any one time at a multi-tenant/multi-use development.
 - (2) *Sign Size.* Up to fifty (50) square feet maximum.
 - (3) *Setback.* Freestanding banner signs shall be setback a minimum of seven (7) feet from all right-of-way lines.
 - (4) *Location.* Freestanding banner signs shall only be located in a landscaped area, and shall not be located in the sight distance triangle. Banner signs may be affixed to a building or fence or other structure on the property, subject to all applicable standards set forth herein. Notwithstanding, no banner sign may be located on the property as to pose or create a hazardous or health safety concern. Temporary banner wall signs shall only be affixed or mounted to the building façade at a location as a wall sign may be approved.
 - (5) *Spacing.* Freestanding banner signs shall be spaced a minimum of ten (10) feet from any other freestanding sign, and spaced one hundred (100) feet from any other banner sign; and banner signs affixed to a wall or fence shall be spaced a minimum of five (5) feet from any other wall sign.
 - (6) *Duration.* Each tenant/single may be issued only two (2) banner sign permits per calendar year which shall be valid for a period of thirty (30) consecutive days up until January 7, 2011; after which time, only one (1) banner sign permit may be issued per calendar year for a period of forty five (45) consecutive days. Temporary banner sign permits shall only be valid for a period of sixty (60) days.
 - (7) *Permit.* A sign permit shall be required for a banner sign.
 - (8) *Exception.* Banner signs approved by a city sponsored or approved special event shall be exempt from these standards.
- (G) *Inflatable/Balloon Signs.* Inflatable/balloon signs shall be permitted provided they are in compliance with the following standards:

- (1) Number. The maximum number of inflatable/balloon signs shall be limited to one (1).
 - (2) Size. Inflatable/Balloon signs shall have maximum size of thirty two (32) feet in height and twenty (25) feet in width.
 - (3) Setback. Inflatable/balloon signs shall setback a minimum of fifteen (15) feet from all property lines.
 - (4) Location. Inflatable/balloon signs shall only be located on non-residential, mix-use properties. Signs may be located in the front of buildings, on roof tops, and on the property as to not occupy parking areas, drive aisles, and shall not impede traffic or pedestrian flow, or create an unsafe or hazardous situation on or off the property.
 - (5) Duration. Inflatable/balloon signs shall be permitted up to four (4) times each calendar year per property. No more than once each calendar quarter per applicant or per multi-tenant/multi-use property. Maximum of seventeen (17) days per sign during any one (1) calendar quarter.
 - (6) Copy. Copy on the inflatable/balloon signs shall be limited to the business, or organization, or event name, and the primary product or service.
 - (7) Height. Maximum of thirty-two (32) feet above the rooftop of the building in which the advertised use or occupant is located. Rooftop installations require the written consent of the property owner.
 - (8) Permit. A sign permit shall not be required for an inflatable/balloon sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Article.
- (H) *Spot/Search Light Sign.* Spot/search light signs shall be permitted provided they are in compliance with the following standards:
- (1) Number. The maximum number of spot light signs shall be limited to one (1). One (1) sign shall have a maximum of up to four (4) individual spot lights.
 - (2) Setback. Spot light signs shall setback a minimum of fifteen (15) feet from all property lines.
 - (3) Location. Spot light signs shall only be located on non-residential, mix-use properties. Signs may be located in the front of buildings, and on the property as to not occupy parking areas, drive aisles, and shall not impede traffic or pedestrian flow, or create an unsafe or hazardous situation on or off the property.
 - (4) Duration. Spot light sign shall be permitted per property or development up to three (3) times per calendar year for up to a maximum of three (3) consecutive days at any one time.
 - (5) Copy. Illumination of copy shall not be permitted.
 - (6) Permit. A sign permit shall not be required for a spot light sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Article.
- (I) *National Event Signage.* National event signage shall be permitted in compliance with Ordinance No. 1997-06-16.
- (J) *Mascot/Figurine/Costume signs.* Mascot/Figurine/Costume signs shall be permitted until January 7, 2011, provided they are in compliance the standards set forth below, at which time they shall be expressly prohibited:
- (1) Number. The maximum number of signs shall be limited to one (1) per single use development and one (1) per multi-use/multi-tenant development, for a period of up to one hundred twenty (120) consecutive days, once per calendar year.

- (2) Location. Signs shall only be located on single use developments, multiuse/multi-tenant developments, non-residential developments, or mix-use developments. Such signs shall only be displayed within the property and at ground level.
- (3) Copy. Signs shall have a direct and logical and practical association with the business sponsoring such sign.
- (4) Permit. A sign permit shall be required for a costume and mascot sign.
- (5) Prohibited. It shall be prohibited to display a costume or mascot sign on public rights-of-way, sidewalks, roof-tops or stories above ground level, in parking and drive aisles or as to impede traffic or pedestrian flow, or to create an unsafe or hazardous situation on or off the property. The mascot/figurine/costume sign shall be prohibited to hold, carry or display any other type of sign, except as approved by the sign permit.

Section 17-240. Prohibited signs.

It shall be unlawful for any person to install, alter, erect, construct, post, paint, maintain, or relocate, within the municipal limits of the City of Miami Gardens any sign, without first having obtained a permit from the City, and/or have a valid permit for said work, unless otherwise exempt by this Article.

- (A) Said permit shall be issued by the Administrative official or his designee only after determination has been made that full compliance with all conditions of this Article, the Florida Building Code and other applicable regulations have been met and complied with.
- (B) Before any permit is issued, an application for such permit shall be filed in a manner required by the City. Any sign that does not have or has not been issued a valid permit as may be required by this Article shall be prohibited. In addition, the following signs shall be prohibited in the City of Miami Gardens;
 - (1) Any sign not in compliance with the standards set forth in this Article.
 - (2) Signs so located as to constitute a danger to public safety.
 - (3) Signs that exhibit thereon any lewd, obscene, offensive, or lascivious matter.
 - (4) Wall signs with changeable copy.
 - (5) Window signs above the second floor of any building.
 - (6) Portable political campaign signs, except for those signs securely fastened to vehicles.
 - (7) Any sign not secured to the ground or affixed to a wall or window in accordance with the Florida Building Code.
 - (8) Banners, either on or otherwise mounted/placed on/with or connected to gasoline pumps, trees, utility poles, walls, or to other signage, except as specifically permitted in accordance to this Article.
 - (9) Signs located on top of gasoline pumps, unless as required by law.
 - (10) Flag that advertises a product, service, event, or slogan, except as specifically permitted in accordance to this Article.
 - (11) Any signs which are not traffic signs as defined in article XIX which use the word "stop" or "danger" or present or imply the need or requirement of stopping, or which are copies or imitations of official signs. Red, green or amber (or any color combination thereof) revolving or flashing light giving the impression of a police or caution light is a prohibited sign, whether on a sign or on an independent structure.
 - (12) Portable signs, except as specifically permitted in accordance to this Article.
 - (13) Vehicle signs used to advertise a place of business or activity that can be viewed from a public right-of-way, except as may be allowed on commercial vehicles permitted to park in residential areas as set forth in this chapter. This shall not be

interpreted to prohibit identification of commercial vehicles provided such vehicles are operational and moved and used daily for delivery or service purposes and are not used, or intended for use, as portable signs. This sign shall also not be interpreted to apply to buses, taxicabs, and similar common carrier vehicles which are licensed or certified by Miami-Dade County or other governmental agency.

- (14) Roof signs, parapet signs, and signs projecting above a canopy, parapet, or roof of a building, except balloon signs that may be permitted in accordance to this Article.
- (15) Billboards signs in accordance to City of Miami Gardens Ordinance No. 2007-05-11, titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING CHAPTER 33, "ZONING," ARTICLE VI, "SIGNS," DIVISION 1, "TITLE, APPLICABILITY, PURPOSE AND DEFINITIONS," SECTION 33-83 "PURPOSE," AND SECTION 33-84 "DEFINITIONS," AND DIVISION 2, "GENERAL PROVISIONS", SECTION 33-95, "PROHIBITED SIGNS," OF THE MIAMI-DADE COUNTY ZONING CODE, AS MADE APPLICABLE TO THE CITY OF MIAMI GARDENS' CODE OF ORDINANCES, BY PROHIBITING OFF-PREMISES SIGNS (BILLBOARDS) WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE", as may be amended from time to time."
- (16) Changeable copy signs except as specifically permitted in accordance to this Article.
- (17) A sign which covers, interrupts or disrupts the major architectural features of a building.
- (18) Signs or sign support that may interfere with public alarms, signals, or signs or placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, police alarm, traffic signal or sign or any devices maintained by or under public authority.
- (19) Abandoned signs as herein defined, that remains out of compliance of the provisions herein for more than sixty (60) days of being abandoned.
- (20) Animated signs as herein defined.
- (21) Real estate signs with photographs, graphics of agents/brokers.
- (22) Off-premise signs.
- (23) Neon signs, except as specifically permitted herein.
- (24) Portable signs.
- (25) Raceway signs.
- (26) All snipe signs.
- (27) Any handheld sign.
- (28) Mascot/Figurine/Costume signs after January 7, 2011.
- (29) Standard balloons with or without copy used with the intention of drawing attention.
- (30) Any blinking or flashing lights, revolving or rotating signs, streamer lights, pennants, streamers, and all fluttering, spinning or other type of attention attractors or advertising devices are prohibited except during recognized holiday periods such attention-attractors that pertain to such holiday periods may be displayed on a temporary basis during such periods in accordance to provisions herein.
- (31) Temporary Banner signs after January 7, 2011.
- (32) Automatic Changeable Copy window signs.

Section 17-250. Violations and penalties.

- (A) The Building Official, law enforcement officers, code enforcement officers and the Zoning Administrator, and/or their designees of the City of Miami Gardens shall be authorized to enforce the provisions of this Article and pursuant to said authorization shall be empowered to enforce as permitted by law all violations of this Article.
- (B) Any person or entity found guilty of violating any section of this Article shall be subject to a fine up to \$500.00 per violation per day. Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such hereunder.